



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 9:45:42 AM

General Details							
Parcel ID:	105-0040-00620						
Document:	Abstract - 01263475						
Document Date:	06/15/2015						
Legal Description Details							
Plat Name:	BABBITT FOURTH DIVISION						
Section	Township	Range	Lot	Block			
-	-	-	0019	002			
Description:	LOT: 0019 BLOCK:002						
Taxpayer Details							
Taxpayer Name	CARLSON LUANN F & CARLSON ARNOLD E						
and Address:	16 BALSAM CIRCLE						
	BABBITT MN 55706						
Owner Details							
Owner Name	CARLSON ARNOLD E						
Owner Name	CARLSON LUANN F						
Payable 2025 Tax Summary							
2025 - Net Tax			\$331.00				
2025 - Special Assessments			\$85.00				
2025 - Total Tax & Special Assessments			\$416.00				
Current Tax Due (as of 5/13/2025)							
Due May 15		Due October 15			Total Due		
2025 - 1st Half Tax	\$208.00	2025 - 2nd Half Tax	\$208.00	2025 - 1st Half Tax Due	\$208.00		
2025 - 1st Half Tax Paid	\$0.00	2025 - 2nd Half Tax Paid	\$0.00	2025 - 2nd Half Tax Due	\$208.00		
2025 - 1st Half Due	\$208.00	2025 - 2nd Half Due	\$208.00	2025 - Total Due	\$416.00		
Parcel Details							
Property Address:	16 BALSAM CIR, BABBITT MN						
School District:	2142						
Tax Increment District:	-						
Property/Homesteader:	CARLSON, ARNOLD E & LUANN F						
Assessment Details (2025 Payable 2026)							
Class Code (Legend)	Homestead Status	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
201	1 - Owner Homestead (100.00% total)	\$7,100	\$76,600	\$83,700	\$0	\$0	-
Total:		\$7,100	\$76,600	\$83,700	\$0	\$0	502



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Land Details

Deeded Acres:	0.00
Waterfront:	-
Water Front Feet:	0.00
Water Code & Desc:	-
Gas Code & Desc:	-
Sewer Code & Desc:	-
Lot Width:	0.00
Lot Depth:	0.00

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (HOUSE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
HOUSE	1954	912	912	ECO Quality / 456 Ft ²	RAM - RAMBL/RNCH
Segment	Story	Width	Length	Area	Foundation
BAS	1	24	38	912	BASEMENT
DK	1	10	10	100	FLOATING SLAB
Bath Count	Bedroom Count	Room Count	Fireplace Count	HVAC	
1.75 BATHS	2 BEDROOMS	-	-	CENTRAL, FUEL OIL	

Improvement 2 Details (DET GARAGE)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
GARAGE	1954	240	240	-	DETACHED
Segment	Story	Width	Length	Area	Foundation
BAS	1	12	20	240	FLOATING SLAB
CWX	1	12	12	144	FLOATING SLAB

Improvement 3 Details (PATIO)

Improvement Type	Year Built	Main Floor Ft ²	Gross Area Ft ²	Basement Finish	Style Code & Desc.
	0	60	60	-	CON - CONCRETE
Segment	Story	Width	Length	Area	Foundation
BAS	0	6	10	60	-

Sales Reported to the St. Louis County Auditor

Sale Date	Purchase Price	CRV Number
06/2015	\$43,000	211104
06/2015	\$44,500	211103
02/2012	\$44,500	206405



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Assessment History							
Year	Class Code (Legend)	Land EMV	Bldg EMV	Total EMV	Def Land EMV	Def Bldg EMV	Net Tax Capacity
2024 Payable 2025	201	\$7,100	\$72,200	\$79,300	\$0	\$0	-
	Total	\$7,100	\$72,200	\$79,300	\$0	\$0	476.00
2023 Payable 2024	201	\$7,100	\$78,000	\$85,100	\$0	\$0	-
	Total	\$7,100	\$78,000	\$85,100	\$0	\$0	555.00
2022 Payable 2023	201	\$6,300	\$51,500	\$57,800	\$0	\$0	-
	Total	\$6,300	\$51,500	\$57,800	\$0	\$0	347.00
2021 Payable 2022	201	\$5,400	\$42,000	\$47,400	\$0	\$0	-
	Total	\$5,400	\$42,000	\$47,400	\$0	\$0	284.00
Tax Detail History							
Tax Year	Tax	Special Assessments	Total Tax & Special Assessments	Taxable Land MV	Taxable Building MV	Total Taxable MV	
2024	\$636.00	\$0.00	\$636.00	\$4,632	\$50,887	\$55,519	
2023	\$390.00	\$0.00	\$390.00	\$3,780	\$30,900	\$34,680	
2022	\$332.00	\$0.00	\$332.00	\$3,240	\$25,200	\$28,440	

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